

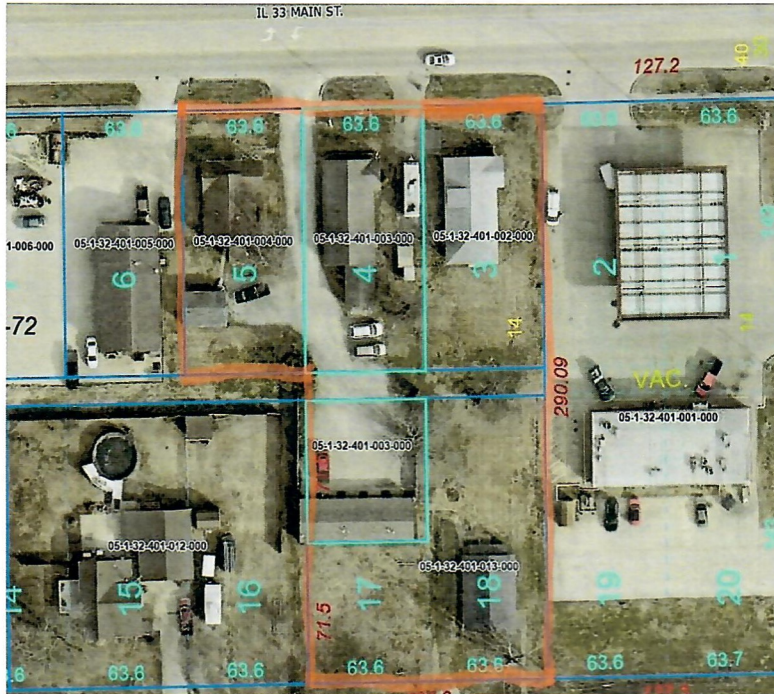
★ **BIGGS & COMPANY**
★ **REAL ESTATE, INC.**

Zinnia Biggs

117 W. Walnut • South Side Square • Robinson, IL 62454

(618) 544-8911 Fax: (618) 544-8741

biggscorealestate@frontier.com



Rental/Income Producing Property
\$450,000

Seller; Gene Beard II

Agent: Zinnia Biggs
Agent related to seller

Parcels 05-1-32-401-003-000 05-1-32-401-002-000 05-1-32-401-004-000 05-1-32-401-013-000

- 1605 W Main, Robinson 3 bedrooms, 1,152 sq ft and built 1925
 - 1607 W Main, Robinson 3 bedrooms, 1,248 sq ft
 - Motel has 5 units-924 sq ft per assessor, built 1960 & has continuously been ran as a motel since built.
 - 1609 W Main, Robinson 2 bedrooms, 916 sq ft and built 1925
 - 1604 W Walnut, Robinson 2 bedrooms, 1,012 sq ft and built 1925
- All houses and motel have been reroofed in the last few years.
All 4 properties equal 1.035 acres+/- High traffic location, next to Casey Store

Financials available on request with signed confidentiality statement and proof of funds